

P.R.V. REQUIRED
P.R.V.'S WILL BE REQUIRED IF WATER
PRESSURE EXCEEDS 80 P.S.I.

WILLOW SPRINGS
ROAD

POINT OF
BEGINNING

AVONDALE HASLET ROAD
(R.O.W. VARIES - ASPHALT PAVEMENT)

According to the Federal Insurance
Administration Flood Insurance Rate Map
Community Panel Number 48439C0035K
Effective September 25, 2009 this property
does not lie within a 100 year flood hazard
area.

Direct access from single/duplex residential
drives onto Avondale Haslet is prohibited
except via circular driveways.

Utility Easements
Any public franchised utility, including the City of Fort Worth, shall have the right to move and keep moved all or part of any building, fence, tree shrub, other growth or improvement which in any way endangers or interferes with the construction, maintenance or efficiency of its respective systems on any of the easements shown on the plat; and they shall the right at all times to ingress and egress upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

Water/Wastewater Impact Fees
The City of Fort Worth has an ordinance implementing the assessment and collection of water and wastewater impact fees. The total amount assessed is established on the filing date of this plat application, based upon Schedule I of the current impact fee ordinance. The amount to be collected is determined under Schedule II of said ordinance, and becomes effective on the date a building permit is issued, or the connection date to the municipal water and/or wastewater system.

Site Drainage Study
A site drainage study, showing conformance with the approved roadway drainage plan, may be required before any building permit is issued on this site. (a grading plan in some instances may be adequate.) If the site does not conform, then a drainage study may be required, along with a CFA for any necessary drainage improvements. The current owner shall submit a letter to the Department of Transportation and Public Works Director stating awareness that a Site Drainage Study will be required before any permits issued. The current owner will inform each buyer of the same.

Building Permits
No building permits shall be issued for any lot in this Subdivision until appropriate CPA or other acceptable provisions are made for the construction of any applicable water, sewer, storm drain, street lights, sidewalks, or paving improvements; and approval is first obtained from the City of Fort Worth.

Floodplain/Drainageway Maintenance
The existing creek, stream, river, or drainage channel traversing along or across portions of this addition, will remain unobstructed at all times and will be maintained by the individual lot owners whose lots are traversed by, or adjacent to, the drainageways. The City of Fort Worth will not be responsible for the maintenance, erosion control, and/or operation of said drainageways. Property owners shall keep the drainage ways traversing their property clean and free of debris, silt or other substances which would result in unsanitary conditions, and the City shall have the right of entry for the purpose of inspecting the maintenance work by the property owners. The drainage ways are occasionally subject to storm water overflow and or bank erosion that cannot be defined. The City of Fort Worth shall not be liable for any damages resulting from the occurrence of these phenomena, nor the failure of any structure(s) within the drainageways.

Sidewalks
Sidewalks are required adjacent to both sides of all public and private streets, in conformance with the Sidewalk Policy per "City Development Design Standards".

Transportation Impact Fees
The City of Fort Worth has an ordinance implementing the assessment and collection of transportation impact fees. The total amount assessed is established on the approval date of this plat application, based upon Schedule I of the impact fee ordinance in effect as of the date of the plat. The amount to be collected is determined under Schedule 2 of said ordinance, and is due on the date a building permit is issued.

Construction Prohibited Over Easements

No permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer, drainage, gas, electric, cable or other utility easement of any type.

Parkway improvements such as curb and gutter, pavement tie-in, drive approaches, sidewalk and drainage inlets may be required at time of building permit issuance via a parkway permit.

CLIFFORD HURST
AND
DORIS DEAN HURST
V. 9192, P. 1203

M.E.P.&P. RR. CO.
SURVEY NO. 13
ABST. NO. 1129

SSGN INVESTMENTS, LLC
D213142888

OBED D. GATEWOOD
AND SPOUSE
MELANIE J. GATEWOOD
V. 14504, P. 70

LOT 1
BLOCK 1

4.628
ACRES

OLIVER T. RIKE
AND WIFE
MARY ANN RIKE
V. 10166, P. 425

TOM RAY THORNTON,
AN UNMARRIED
PERSON
V. 11673, P. 2317

COLEMAN BOYD SURVEY
ABST. NO. 212

LOT 10, BLOCK 1
BOYD ADDITION
P.C. A, S. 1795

STATE OF TEXAS
COUNTY OF TARRANT

KNOW ALL MEN BY THESE PRESENTS That Sanjay Jain, SSGN Investments, LLC, acting by and through the undersigned, it's duly authorized agent, is the owner of the following real property, to wit:

4.990 acres situated in the COLEMAN BOYD SURVEY, Abst. No. 212 and the M.E.P.&P.R.R.CO. SURVEY, No. 13, Abst. No. 1129, Tarrant County, Texas being that certain tract of land described in deed to SSGN Investments, LLC by deed recorded in Clerk's File Number D214066880, Deed Records, Tarrant County, Texas, said 4.990 acres being more particularly described, as follows:

Beginning at a point in Avondale Haslet Road at the northwest corner of said SSGN Investments, LLC tract and the northeast corner of that certain tract of land conveyed to Clifford Hurst and Doris Dean Hurst by deed recorded in Volume 9192, Page 1203, Deed Records, Tarrant County, Texas, being per deed call North 88 degrees 55 minutes East, 2324.62 feet from the called reentrant corner of said BOYD SURVEY and the northwest corner of that certain tract of land described in deed to Robert Don Boaz by deed recorded in Volume 3501, Page 200, Deed Records, Tarrant County, Texas;

THENCE North 88 degrees 55 minutes 00 seconds East along the north line of said SSGN Investments, LLC tract and along said Avondale Haslet Road, 123.19 feet to a point;

THENCE North 39 degrees 43 minutes 00 seconds East, continuing along the north line of said SSGN Investments, LLC tract and said Avondale Haslet Road, 271.33 feet to the northeast corner of said SSGN Investments, LLC tract and the northwest corner of that certain tract of land described in deed to Obed D. Gatewood and spouse Melanie J. Gatewood by deed recorded in Volume 14504, Page 70, Deed Records, Tarrant County, Texas;

THENCE South 00 degrees 01 minutes 06 seconds West, along the common line of said SSGN Investments, LLC and Gatewood tracts, passing a 5/8" iron found at feet and continuing along said line in all, 552.36 feet to a 5/8" iron set at the southeast corner of said SSGN Investments, LLC tract and the southwest corner of said Gatewood tract and the northwest corner of that certain tract of land described in deed to Tom Ray Thornton, an unmarried person by deed recorded in Volume 11673, Page 2317, Deed Records, Tarrant County, Texas and the northeast corner of that certain tract of land conveyed to Oliver T. Rike and wife Mary Ann RIKE by deed recorded in Volume 10166, Page 425, Deed Records, Tarrant County, Texas;

THENCE WEST, along the common line of said SSGN Investments, LLC and Rike tracts, 394.31 feet to a 5/8" iron found at the southwest corner of said SSGN Investments, LLC tract and the northwest corner of said Rike tract and the northeast corner of Lot 10, Block 1, BOYD ADDITION, an addition to the Extra Territorial Jurisdiction of the City of Fort Worth, Tarrant County, Texas according to the Plat recorded in Plat Cabinet A, Slide 1795, Plat Records, Tarrant County, Texas and the southeast corner of said Hurst tract;

THENCE NORTH, along the common line of said SSGN Investments, LLC and Hurst tracts, passing a 5/8" iron found at feet and continuing in all, 548.69 feet to the POINT OF BEGINNING and containing 4.990 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
That SSGN Investments, LLC, acting by and through the undersigned, it's duly authorized agent, does hereby adopt this Plat of the hereinabove described real property to be designated as.....

Lot 1, Block 1
Stith Addition
City of Fort Worth
Tarrant County, Texas

and does hereby dedicate to the public's use forever the streets and easements shown hereon.

Executed this the 25 day of September, 2014.

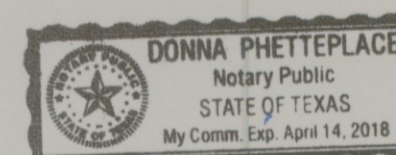
Sanjay Jain
SSGN Investments, LLC
Sanjay Jain

STATE OF TEXAS
COUNTY OF TARRANT

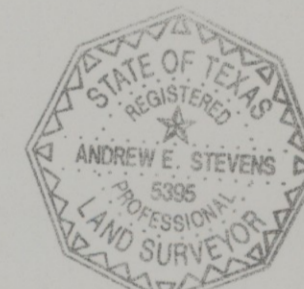
BEFORE ME, the undersigned authority, on this day appeared personally, Sanjay Jain (SSGN Investments, LLC), known to me as the person whose name is subscribed to the above and foregoing instrument and acknowledged to me that considerations therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this 25 day of September, 2014.

Donna Phetteplace
Notary Public, Tarrant County, Texas
My commission expires 1-14-2018



THIS PLAT HEREON WAS PREPARED FROM AN ACTUAL SURVEY ON THE GROUND OF THE LEGALLY DESCRIBED PROPERTY AS SHOWN HEREON.



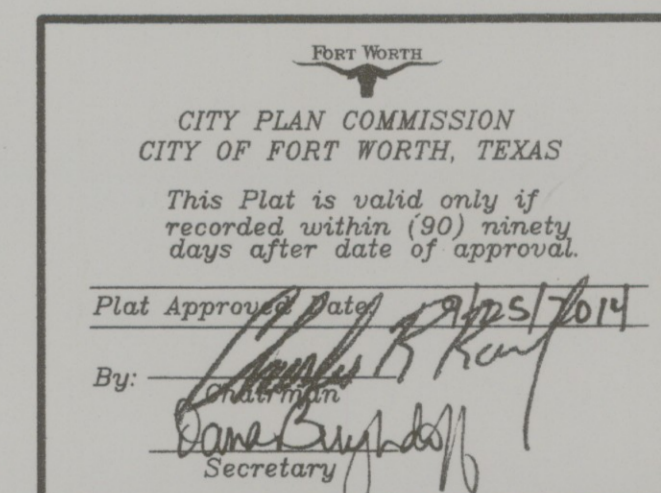
Andrew E. Stevens
ANDREW E. STEVENS
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5395

OWNER/DEVELOPER
SSGN Investment LLC
300 Stockton Dr.
Southlake, Texas 76082
Contact: Sanjay Jain 747-999-5246

ENGINEER
Whitworth Engineering
4200 North Main Street, Suite 150
Fort Worth, Texas 76106
817-236-6106
Contact: Ian Norfolk, P.E., S.I.T.

Surveyor:
Stevens Land Surveying, PLLC
P.O. Box 26951
Fort Worth, Texas 76126
817-696-9775

Final Plat
Lot 1, Block 1
STITH ADDITION
Being 4.990 acres situated in the
COLEMAN BOYD SURVEY
Abst. No. 212 and the M.E.P. &
P. R.R. CO. SURVEY NO. 13,
Abst. No. 1129
City of Fort Worth
Tarrant County, Texas



Plat Approved Date: 9/25/2014
By: *Sanjay Jain*
Secretary

CASE NO. FS-14-067

THIS PLAT FILED IN DOCUMENT NO. D214211589, DATE: 09/26/2014

070130PLAT-2 AES

Stevens Land Surveying, PLLC
P.O. Box 26951
Fort Worth, Texas 76126
817-696-9775
Firm Number 10194023